

SHARON ZONING BOARD OF APPEALS MINUTES OF WEDNESDAY, AUGUST 26, 2020

LOCATION OF MEETING: In compliance with the Governor's emergency declaration relative to the conduct of public meetings, the Town arranged to conduct board and committee meetings using Zoom video/audio conferencing in an effort to minimize the spread of COVID-19. Interested citizens received directions on how to attend the meeting remotely in the Agenda as posted on the ZBA website and the Town. This meeting was presented with the video and/or audio available for later broadcast. The Zoning Board of Appeals is focused on observing the spirit of the Open Meeting Law during this temporary emergency situation to assure accountability for the deliberations and actions of elected and appointed officials conducting the public's business.

A virtual meeting of the Sharon Zoning Board of Appeals was held on Wednesday, August 26, 2020, at 7:00 P.M. The following members were present as established by roll call: Abe Brahmachari, Joe Garber, Sam Reef, and Steve Weiss. David Young was not present. Mr. Brahmachari opened meeting noting reasoning for virtual meeting and procedural ground rules.

7:00 PM – Chair welcomed the new Building Inspector, Kris White.

Mr. White took a moment to introduce himself.

7:06 PM -- Carol Abram, Case No. 1862, 28 Beach Road – Continued Hearing

Present for the applicant were: Joel Fishman, attorney for the applicant, Stoughton, MA; Kristine Meaney, Project Engineer, Site Design Professionals, LLC, Sharon, MA; and Carol Abrams, applicant.

The applicant previously provided the following materials with application: Building Permit Plan by Site Design Professionals, LLC, Sharon MA dated July 24, 2020; and two sheets of architectural plans "Proposed addition to: Abram Residence" by Sara C Johnston, Rochester, MA dated June 29, 2020; Notice of Intent application from Kristine Meaney, Site Design Professionals, LLC; Memo from Joel Fishman dated August 12, 2020, RE: 28 Beach Road.

A new letter from John Thomas dated August 24, 2020, approved the project and explained that the Sharon Conservation Commission (SCC) had received a Notice of Intent (NOI) application for the proposed work at 28 Beach Road. On August 13, 2020, the SCC approved and issued an Order of Conditions for the 28 Beach Road Garage and Breezeway located within 100 ft. buffer zone of Lake Massapoag. The proposed project complies with the Massachusetts Wetlands Protection Act and Town of Sharon Wetlands Bylaw and Regulations.

Regarding drainage with respect to the proposed sink, new site plans were issued and Kevin Davis, BOH, emailed approval for what he considered a minor modification to his original review on August 25, 2020. Ms. Meaney showed sink plumbing as a direct connection to the septic tank. This sink drain runs at one percent slope because it will not have any solids and this gave as much dirt coverage as possible.

No abutters present wishing to speak. Once piece of correspondence was received, but was not clear.

Mr. Fishman requested to close the case.

Mr. Brahmachari made a motion to close case 1862, 28 Beach Road. Seconded by Mr. Garber. Board voted unanimously to close the case 4-0-0 (Brahmachari, Garber, Weiss, Reef).

Mr. Brahmachari made a motion to approve case 1862, 28 Beach Road per updated drawings dated August 21, 2020, with three special conditions including: plumbing in new addition to be used for sink only and no solid waste; studio cannot to be used as a bedroom; and breezeway is to remain a breezeway not to be enclosed. Mr. Garber seconded. Board unanimously approved the motion 3-0-0 (Brahmachari, Garber, Weiss). Mr. Young was absent.

7:20 P.M. Oanh Nguyen, Case No. 1863, 112 Massapoag Avenue – Continued Hearing

Present for the applicant were: Oanh Nguyen and Patrick Mueller, property owners.

The applicant previously provided the following materials with application: Title 5 Inspection form dated June 19, 2018; Mueller-Nguyen Addition/Renovation architectural plans Z-1 – Z-5; Existing Conditions Plan and Proposed plot plans dated February 18, 2020, by Charette Land Surveying, Mansfield, MA and a letter from the previous owner, Judy Shapiro dated July 20, 2020.

Applicant submitted the necessary letter/approval from Sharon Conservation Commission via John Thomas dated August 13, 2020, superseding the letter from July 16, 2020.

Board wants a special condition that the space above the garage can't become a bedroom.

No abutters present.

Applicant asked to close the case.

Chair motioned to close the case. Mr. Garber seconded. Board voted 4-0-0 to close the case (Brahmachari, Garber, Weiss, Reef).

Chair motioned to approve Case 1863, 112 Massapoag Ave. with one special condition that the space above the garage cannot become a bedroom. Mr. Garber seconded. Board voted unanimously to approve 3-0-0 (Brahmachari, Garber, Weiss) Mr. Young was absent.

Motion to approve the minutes for the regular ZBA meeting on August 12, 2020. Seconded by Mr. Garber. Board voted to approve unanimously 4-0-0 (Brahmachari, Weiss, Garber, Reef).

Motion to approve the minutes for ZBA Executive Session on August 12, 2020. Seconded by Mr. Garber. Board voted to approve unanimously 4-0-0 (Brahmachari, Weiss, Garber, Reef).

It was moved, seconded, and voted to adjourn. The meeting concluded at 7:30 PM.

Respectfully submitted

Approved: September 30, 2020